

**TITLE 8 DEVELOPMENT CODE**  
**DIVISION 7: GENERAL DESIGN STANDARDS**  
**CHAPTER 4: HEIGHT REGULATIONS.**  
**Sections:**

- 87.0401 General Provisions.
- 87.0405 Permitted Structural Height Increases.

**87.0401 General Provisions.**

The maximum structural height development standards established by the land use districts may be increased as specified by this chapter provided such increase does not conflict with airport safety regulations or approved conditions of approval.

Readopted Ordinance 3341 (1989)

**87.0405 Permitted Structural Height Increases.**

(a) Single Dwelling.

Single dwellings in land use districts that impose a height limitation of thirty-five (35) feet or less may exceed the height limit by up to twenty-five (25) feet, when two side yards of at least twenty (20) feet are provided.

(b) Institutional Structures.

Institutional buildings in land use districts that impose a height limitation of thirty-five (35) feet or less may exceed the thirty-five (35) foot height limit by up to twenty-five (25) feet when the required front, side and rear yards are increased an additional one (1) foot in excess of minimum requirements for each four (4) feet in height above thirty-five (35) feet.

(c) Miscellaneous structures.

The maximum structure height specified in a land use district may be exceeded by no more than fifty percent (50%) for the following structures except that a lower maximum height may be specified in the conditions of a land use decision:

- (1) Cupolas, domes, skylights and gables.
  - (2) Ornamental towers and spheres.
  - (3) Church steeples and towers.
  - (4) Flag poles.
  - (5) Birdhouses.
  - (6) Residential chimneys, flues, smokestacks and enclosures.
  - (7) Mechanical equipment and its screening to include roof-mounted wireless telecommunications support facilities.
  - (8) Elevator housings.
  - (9) Monuments.
  - (10) Barns, silos, grain elevators, windmills and other farm buildings or structures in Rural Conservation or Agricultural districts.
  - (11) Noncommercial antennae up to sixty-five (65) feet in residential districts.
  - (12) Fire or parapet walls.
  - (13) Fire and hose towers.
  - (14) Stairway housing.
  - (15) Water tanks and water towers.
  - (16) Cooling towers, gas holders, smokestacks or other structures in industrial districts which are required by permitted industrial processes.
  - (17) Noncommercial windmills and solar energy collectors in the RS (Single Residential) and RM (Multiple Residential) Land Use Districts. In other land use districts, these structures may go up to 65 feet. These structures shall be set back from all property lines and habitable structures at least 1¼ times the height of the structure. Windmills shall be measured to the top of the fixed structure.
  - (18) Observation and carillon towers.
  - (19) Radio and television station towers, excluding wireless telecommunications towers. Refer to Subsection 88.1110(a) of this Title for height limitations for wireless telecommunications towers.
  - (20) Distribution and transmission cables and towers.
  - (21) Other roof structures and mechanical appurtenances similar to those listed above.
- (d) Repealed by Ordinance 3837.

Readopted Ordinance 3341 (1989); Amended Ordinance 3714 (1998); Amended Ordinance 3801 (2000); Amended Ordinance 3837 (2001)